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## Demand for Hotel Accommodations Here Leads to Heavy Construction

### Residents of New York Abandon Housekeep- ing Apartments and Private Dwellings for the Ease and Luxury of Hotel Life—Servant Problem and High Liv- ing Cost the Reasons

New York city is building more hotels now than at any one time before in its history. At this time there are about an even dozen such structures either nearing completion or about to be started. They range in size and cost from the great Biltmore which the New York Central railroad is completing as part of the Grand Central Terminal down to buildings covering single lots on side streets near the theatrical and hotel districts. Something more than \$5,000,000 is being expended on construction alone, and when the structures are completed they will have accommodations of from 1,000 rooms down to about 200.

All of this construction is the result of a growing demand on the part of residents of New York for greater comfort and easier living. Practically all of the new houses will be operated as transient hotels, but in every case their most alluring attractions are for permanent residents. Even in the big Biltmore twelve apartments called homes de luxe have been set aside at rentals of from \$10,000 to \$15,000 a year for those who desire comfortable homes without the troubles and inconveniences of housekeeping.

Those who have watched the growth of New York city during the last twenty years note with interest the revival in this branch of upbuilding, for they will remember that it was not many years ago that hotel builders, and especially those who turned to the apartment hotel type, found that there was little call for their wares. Many of the well known and seemingly prosperous houses in the central portion of the city, it will be recalled, blighted the hopes of some of the prominent builders of a decade ago and cost them their fortunes. New York did not seem to be ready for such modern dwellings then. There were enough transient hotels to take care of the floating population, while the home idea was still so strong in the city that the apartment hotel made little competition for the housekeeping apartment and the private dwelling.

But during the last ten years there has been a big change in living conditions and the apartment hotel has been the beneficiary. More people are finding good reason to-day than ever before for abandoning the old fashioned home life, with the result that builders are pressed to find locations for new hotels to satisfy the demand for space. Reasons for this great demand lie chiefly in the servant problem and in the high cost of living.

Tenantry in the newer hotels is made up of two classes. About one-fourth of the lessees maintain apartments as conveniences. Their real homes are in the country about New York and they pay rent in the city merely that they may have a place to stay when business or pleasure compels them to remain here for a short period. At such times as Horse Show week, the busy shopping time just prior to Christmas and at the height of the spring rush to Europe New York is so overrun with visitors from other cities that rooms are not to be had at any of the high class hotels. It is at such times as these that the tenant of an apartment hotel feels that his rent, be it \$1,500 or \$15,000, is a good investment.

Practically all of the other three-fourths of the apartment hotel population will be found to come from private homes or apartments either here or elsewhere and most of them will declare that the servant problem has put from their minds the idea of ever again keeping house. Apartment hotel living is in reality the nearest form to satisfactory cooperative living that has been devised in New York. There are a number of buildings known as cooperative apartments owned by the tenants, who share alike all expenses and where cooperation extends even to the preparing of meals in a common kitchen, but what seemed the most likely of all of these to succeed failed after a few years trial. That was the Home Club on East Forty-fifth street, a cooperative scheme of very wealthy men. The apartment hotel has all the attractive features of the cooperative house, while the worry and cares all go on the shoulders of the proprietor.

There is no doubt too that the recent hard times in the business world coupled with the increasing cost of living has done much to populate the newer apartment hotels. A less expensive mode of living has yet to be devised for those who desire to live

well and have been accustomed to spending several thousand dollars each year in rent for an apartment or a private house. Service, food, light, heat and other necessities and conveniences supplied on practically a wholesale basis in the apartment hotel can be provided to the individual tenant at such a rate as to show him a distinct saving while the proprietor still makes a generous profit.

So widespread is the turning to hotel

life that the old boundaries of the hotel district have been broken down and practically every high class part of the city is being invaded by builders who see the advantages of such construction. As far north as 125th street a hotel of the best type is being erected, while forty large houses are being put up on Broadway and the adjacent side streets all the way down from Harlem's principal thoroughfare to the lower end of the present hotel district.

The Biltmore is of course the most prominent product of this year's hotel construction. It is to be opened to the public on New Year's eve, and it is promised that at that time New York will see something a little more attractive than it knows now. It goes without saying that any enterprise in which the New York Central railroad is interested will be as fine as money and brains can make it, and if the hotel is

in keeping with the Grand Central Station, as it most likely will be, nothing will be wanting in it either architecturally or artistically.

This twenty-three story structure covers the block bounded by Madison and Vanderbilt avenues, Forty-third and Forty-fourth streets. Its construction alone cost \$4,500,000, which means but little when the attractions and novelties of the building are consid-

ered. Gustav Baumann, long one of the proprietors of the Holland House, heads the company that will operate the Biltmore. The building will adjoin the underground train approaches of the Grand Central Station and will have five stories below the street level, where underground shops have been installed.

Probably the most interesting feature of the hotel is the group of twelve complete apartments which have been

### A Dozen New Hotels Erected During the Last Year—Biltmore, the Largest, Has 1,000 Rooms—Hotel District Extended by Erection of Large Houses as Far North as 125th Street

built into the structure. They are entirely separated from the hotel proper, and in many cases have been designed by the architects of the future tenants. Each apartment consists of from eight to twelve rooms, with quarters for servants, just as though they were in ordinary apartment houses. All of the apartments have dining rooms, but none has a kitchen. These apartments are on the Vanderbilt avenue and Forty-third street sides of the eighteenth, nineteenth and twentieth floors of the building, each one occupying a space of approximately 60x80 feet. It is said that the cost of constructing, decorating and furnishing some of these apartments will equal the cost of a complete city residence. The leases on these apartments are all for long terms of years.

Another interesting addition to hotel buildings during the last year is the Theresa, at 125th street and Seventh avenue. It is a twelve story building, occupying the block front on Seventh avenue from 124th to 125th street. It cost \$400,000 to build and takes the place of the old Hotel Winthrop, a six story building which stood on the site for many years. This is Harlem's first high class hotel, and for that reason will be watched with special interest.

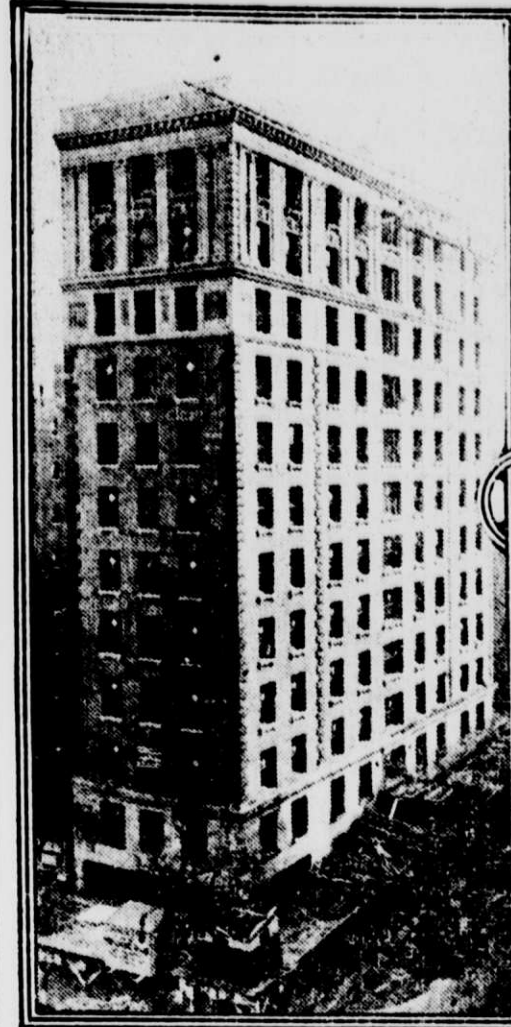
The owners of the Prince George Hotel on Twenty-eighth street, between Fifth and Madison avenues, are just completing an addition to that building which is costing \$450,000 to erect which will increase the capacity of the hotel by 50 per cent. It, too, is a twelve story building extending toward the east from the original hotel structure. It was expected also that an addition to the Seville at Madison avenue and Twenty-ninth street would be ready this fall, but trouble with adjoining owners prevented the carrying out of the proposed extension.

West Fifty-fifth and Fifty-ninth streets have seen considerable activity during the last year in hotel construction. George Backer completed the Lorington on Fifty-fifth street, near Seventh avenue, early in the year, and sold it almost at once. He has bought a site for another nine story building on the same street next to the north-west corner of Fifth avenue. This hotel will be started during the winter. The Lorington has one, two and three room apartments, which is the size of suites in most of the buildings recently erected through that part of the city. At 38 West Fifty-ninth street a twelve story building was completed recently from plans by House and Goldstone, who have done most of the hotel planning in this section, including the Lorington and the Langdon, a new hotel at Fifty-sixth street and Fifth avenue. A feature of the Fifty-ninth street building is seen in the principal rooms on each floor, which extend all the way across the front of the building, which stands on a twenty-five foot lot. Only a month ago it was announced that plans were being prepared for improving the A. S. Cochran property at 24 to 28 West Fifty-ninth street, near the Plaza Hotel, with a seventeen story hotel building. Nothing more has been heard of this venture, however.

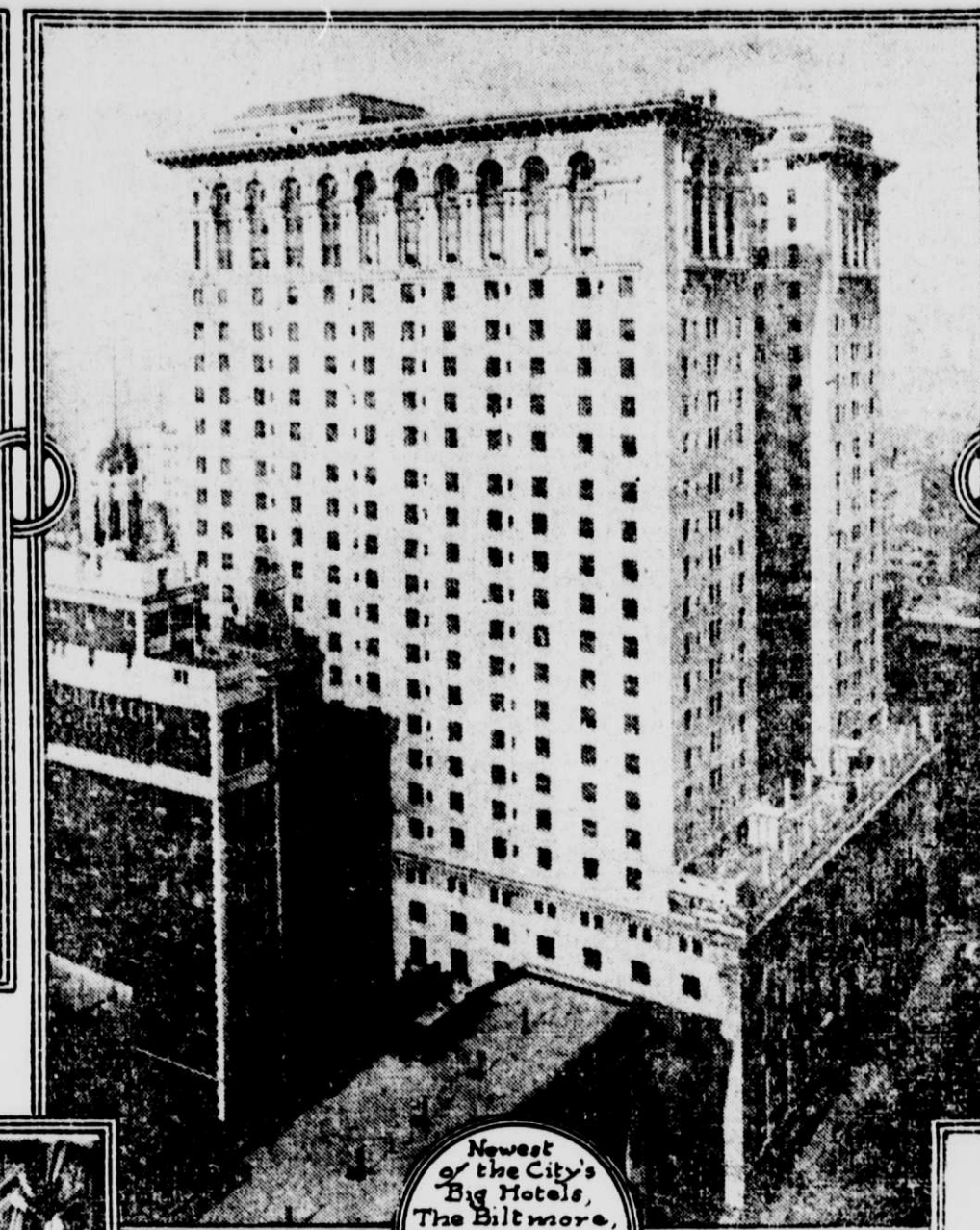
On the middle west side north of Fifty-ninth street three hotels are under way or about to be started. Julius Tishman & Sons, Inc., have bought the land and had plans prepared for a twelve story building at 324 and 326 West Eighty-fourth street and the Waitt Investing Company is going ahead with a similar building at 309 and 311 West Eighty-sixth street. Both of these houses will be so arranged that tenants can have apartments of from two to five rooms with one to three baths, but there will be no housekeeping facilities.

Harry Schiff is completing a twelve story hotel at the northeast corner of Broadway and Ninety-fourth street at a cost of \$200,000 for construction. It is farthest off the line of any of the new hotels. It is said that it will be a bachelor house, a most radical departure for that part of the city.

One of the novelties in hotel construction seen this year is the seven story structure at 119 and 121 East Twenty-ninth street, which Mrs. Frederick Vanderbilt is erecting at a cost of \$150,000. It is a hotel for working girls, the largest structure of its kind erected in this city. It is a philanthropic proposition and the building is intended more for a permanent home for about 100 girls than for a transient hotel.



New Bachelor Hotel  
at  
Broadway and 94th Street.

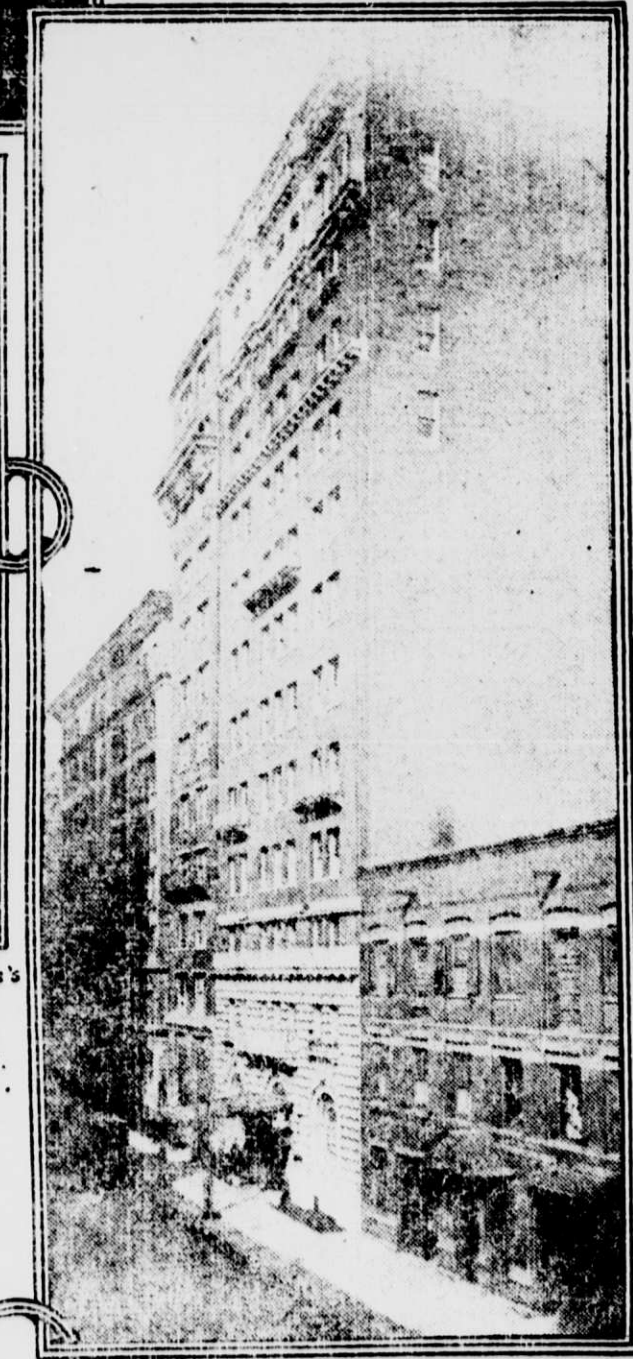


New Hotel for Julius Tishman  
and Sons, Inc. at  
324 to 326 W. 84th Street.



Theresa  
on  
7th Ave  
at 125th St

Harlem's  
First  
High  
Class  
Hotel.



16 to 20  
E. 28th St  
Addition  
to the  
Prince  
George

147 to  
149  
W. 55th St.  
The  
Lorington



Hotel Langdon at 56th St and Fifth Avenue.

### Donated Land to Help Son Close Deal

There are many holes through which a prospective buyer may squirm out of a deal if he so desires. They are holes which cannot be plugged generally and so are the resort of men who can't be called scrupulous. It is their retreat when they have failed to accomplish the end they had in mind in the beginning. Often they are successful. It happened recently that one of these squirmers was caught.

He contracted to buy a parcel of land 120 feet wide. When he made this contract he knew the owner was selling more than he had. Title to the property was investigated, and instead of 120 feet it was found the seller could deliver but 119 feet 11 inches. The prospective buyer then took an arrogant stand and began demanding things. He finally offered a price for the land far under the official figure. The broker's commission was also to be sacrificed. There the buyer killed his game.

The broker's father owned the adjoining property, and when he heard of the demands of the buyer he agreed to deed away the needed inch from his land that

his son might make the commission, and the sharper failed in his trickery. The deal went through and the broker was paid his commission.

#### REALTY AUCTION IN 1748.

The following interesting notice of an auction sale of Manhattan real estate appeared in the New York Gazette in February, 1748. The property was "to be sold at Public Vendue, on the first day of March next."

"The House and Ground now in the Possession of Agnes Minott, known by the Sign of the White-Swan, situated near the Ferry-Stairs; as also one Water Lot fronting the same. Any Person inclining to purchase, may, before the Day of Sale, by applying to Nicholas Van Dam of William Cokeroff, be informed of the Title, which is indisputable."

Person, the House and Ground now in the Possession of Mrs. Elizabeth Breesse, situate near the Old Slip Market. Any Person inclining to purchase (conditionally) may, by applying to above-said Persons, agree for the same."

### Trade in Restricted West Side Zone

Another restricted section of Manhattan has been invaded for business purposes and under a decision by Supreme Court Justice Newburger the neighborhood is now so changed that the use of buildings in the restricted area for business purposes.

The application for an injunction was made by Schelline Tenn, as executrix under the will of Adrian Tenn, who died Robert Kommel, John Wagner and others. Mrs. Tenn lives at 342 West Twenty-eighth street, in a block divided into building lots by Robert Day and John A. King in 1859 and 1861, and the lots were all sold with restrictions against trade.

The facts as set forth in an affidavit by Miss Adrienne Tenn are that Wagner, who holds a lease on the adjoining premises from Kommel, has sublet the four-story house there to a tobacco firm, which has established an office in the basement and ground floor and has hung a large electric sign in front. Miss Tenn said that the tobacco firm is a nuisance to the residences in the block and that since it is in violation of the deed

to the property it should be enjoined.

A dozen other residents in the block made affidavits stating their objections to the tobacco shop. One of them was made by Dr. John D. Quackenbush of 331 West Twenty-eighth street, the noted practitioner of psychic suggestion, who said he chose the neighborhood for his residence because of its quietness and respectability but who says his property will seriously depreciate in value if business isn't restricted from the street.

The defendants answered that the building of the Pennsylvania terminal has completely changed the character of the neighborhood and said that other residences in the block are now being devoted to business purposes.

#### 48TH STREET DWELLING BUYER.

Thomas A. Howell is the buyer of the two dwellings at 133 and 135 West Forty-eighth street, the sale of which by Elizabeth A. Brown through Elizabeth & Hobbs was reported recently. The property at 133 West Forty-eighth street was in exchange, 135 West Forty-eighth street, adjoining the recent purchase, as well as the Hotel Bristol at 123 and 124 West Forty-ninth street abutting.